

## SUMMARY OF BUSINESS OPPORTUNITY

### Nature of Business and Services Provided

This Business Opportunity is for the operation of a commercial business at the Lehman Caves Visitor Center, consisting of a food and gift shop within Great Basin National Park, located approximately 70 miles east of the town of Ely, Nevada, off Highway 6/50 at the end of State Highway 488. These visitor services will be authorized through a concession contract issued by the National Park Service under the National Park Service Concession Management Improvement Act of 1998 (16 USC 5951 et seq.) and its implementing regulations (36 CFR Part 51), copies of which are attached to this Prospectus. A copy of the draft Concession Contract GRBA001-07 (“Draft Contract”) is attached to this Prospectus.<sup>1</sup>

Certain types of visitor services must be provided under the Draft Contract (and are referred to as “Required”); other types of visitor services may be provide at the option of the Concessioner (and are referred to as “Authorized”). The Required and Authorized services in the Draft Contract include:

REQUIRED SERVICES
Retail sales of gifts and souvenirs at the Lehman Caves Visitor Center
Operation of food and beverage service (café) at the Lehman Caves Visitor Center
AUTHORIZED SERVICES
Retail sales of film, limited camping items, and other convenience merchandise

### Government Property Assigned

Government property provided to the Concessioner includes an approximately 1400 square foot section of the Lehman Caves Visitor Center in the south portion of the building.

### Estimate of Capital Investment Required During New Contract

No capital improvements are allowed under the Draft Contract. The predecessor concession contract (CC-GRBA001-98, a copy of which is attached to this Prospectus) requires the sale by the predecessor Concessioner and purchase by the new Concessioner of the Possessory Interest and other property, merchandise, and supplies of the existing Concessioner. The Possessory Interest is estimated to be \$0. The other property is estimated to be \$4850 (please see Appendix J). The merchandise and supplies (inventory) are estimated to be \$16,500 (based on 2004 and 2005 Annual Financial Reports). These amounts are only estimates, and the final determined values could differ from these amounts. Additionally, the successful offeror will be required to possess sufficient equipment, supplies and inventory to provide the required services.

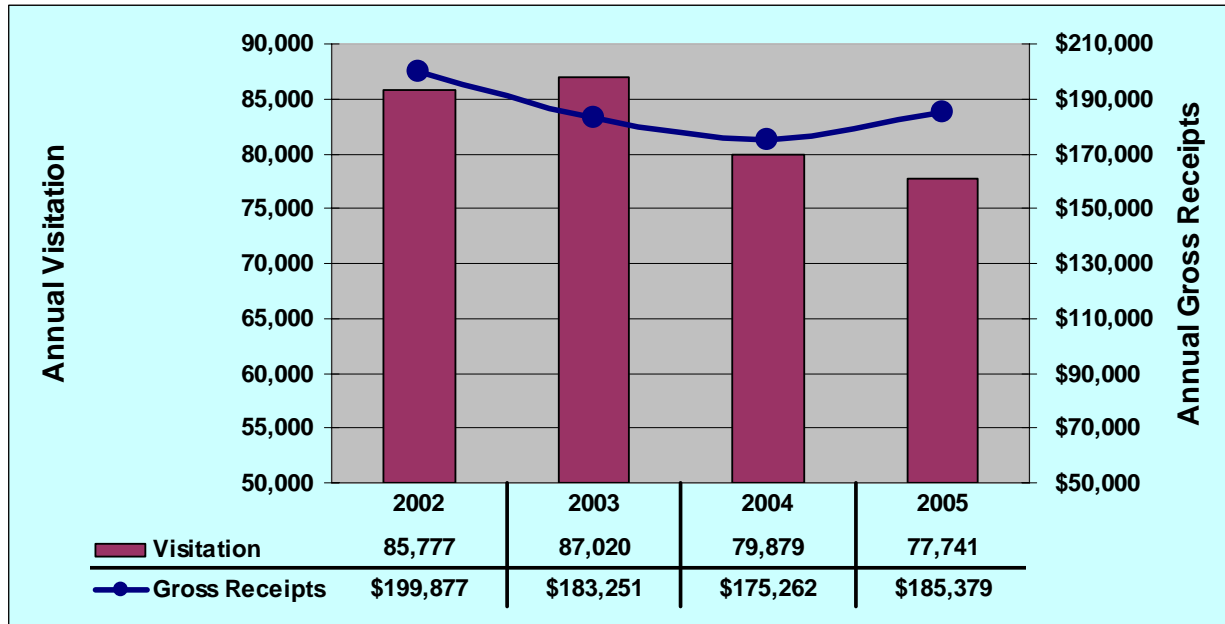
### Preferred Offeror

The existing Concessioner is a Preferred Offeror who is eligible to exercise a right of preference to the award of the Draft Contract in accordance with 36 CFR Part 51. That right of preference allows the Preferred Offeror (if it submits a responsive proposal for the Draft Contract) to match in accordance with the requirements of 36 CFR Part 51 the terms and conditions of a competing proposal determined to be the best responsive proposal.

<sup>1</sup> In the event of any inconsistency between the terms of the attached Draft Contract and this summary, the Draft Contract will prevail.



## Annual Gross Receipts and Recreation Visitors



## Contract Term

The contract term will be ten (10) years.

## Franchise Fee

A minimum annual franchise fee base on the Concessioner's gross receipts will be required. This minimum franchise fee will equal to three percent (3.0%) of the Concessioner's gross receipts for the preceding year or portion of a year. Offerors may propose a higher minimum franchise fee in accordance with the terms of the Prospectus.

*NOTE: This summary is provided as a ready reference of key points for interested parties. It does not modify the Prospectus. The Business Opportunity is described in more detail in the Prospectus.*

